

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF WASHINGTON

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Roystone on Queen Anne LLC

2. All other names debtor used in the last 8 years  
Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 82-2917265

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

606 Maynard Avenue S, Suite 251  
Seattle, WA 98104-2958

Number, Street, City, State & ZIP Code

King

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Roystone Apartments  
5 W Roy Street Seattle, WA 98119

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor  
☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify:

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

If more than 2 cases, attach a separate list.

- ☒ No.  
☐ Yes.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☒ No ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor Relationship  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

11. Why is the case filed in this district? Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? ☒ No ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.
- Why does the property need immediate attention? (Check all that apply.)**
- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other \_\_\_\_\_
- Where is the property?** \_\_\_\_\_  
Number, Street, City, State & ZIP Code
- Is the property insured?**
- ☐ No
- ☐ Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

#### Statistical and administrative information

13. Debtor's estimation of available funds Check one:
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5001-10,000   | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

15. Estimated Assets
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input type="checkbox"/> \$1,000,001 - \$10 million             | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million           | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million          | <input type="checkbox"/> More than \$50 billion          |

16. Estimated liabilities
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
|---|---|--|

Debtor

**Roystone on Queen Anne LLC**

Name

Case number (if known)

- ☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million
- ☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million
- ☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **June 12, 2024**  
MM / DD / YYYY

**X /s/ James H. Wong**  
Signature of authorized representative of debtor  
  
Title **Manager of Vibrant Cities, LLC**

**James H. Wong**  
Printed name

**18. Signature of attorney** **X /s/ Richard B. Keeton**  
Signature of attorney for debtor

Date **June 12, 2024**  
MM / DD / YYYY

**Richard B. Keeton**  
Printed name

**Bush Kornfeld LLP**  
Firm name

**601 Union St., Suite 5000**  
**Seattle, WA 98101-2373**  
Number, Street, City, State & ZIP Code

Contact phone **206-292-2110** Email address **rkeeton@bskd.com**

**WSBA 51537 WA**  
Bar number and State

**MEMBER RESOLUTIONS  
OF ROYSTONE ON QUEEN ANNE LLC**

The undersigned, being the members of Roystone on Queen Anne LLC, a Washington limited liability company (the "Company"), do hereby consent to adoption of the following resolutions:

WHEREAS, the undersigned are the members of the Company (each, a "Member," and together, the "Members"), each with a fifty percent (50%) ownership interest in the Company; and

WHEREAS, Vibrant Cities, LLC is the manager of the Company (the "Manager"); and

WHEREAS, the Company owns a newly-constructed residential apartment complex commonly known as the Roystone Apartments, located at 5 W Roy Street, Seattle, WA 98119 (the "Property"), as to which it obtained a Certificate of Occupancy in March 2023; and

WHEREAS, on or around January 27, 2020, the Company entered into a construction loan agreement (the "Loan Agreement") with First Interstate Bank ("First Interstate"), which provided financing to the Company in the original principal amount of \$30,000,000 (the "Loan") to facilitate the development and construction of the Property, secured by a deed of trust encumbering the Property (the "Deed of Trust"); and

WHEREAS, Pavilion Construction NW, LLC ("Pavilion") served as the general contractor in connection with construction of the Property. Pavilion asserts it is owed approximately \$746,494 (the "Pavilion Claim") for cost overruns and other expenses, an amount to which the Company has not yet agreed to, secured by a materialmen's lien on the Property; and

WHEREAS, on February 22, 2023, the Company and First Interstate executed a modification of the Loan Agreement, which, among other things, amended the maturity date of the Loan to February 1, 2024; and

WHEREAS, on or around February 9, 2024, First Interstate assigned all of its rights in, under and to the Loan to 5 Roy SEA1, LLC ("Lender"), a special purpose entity formed for the purpose of acquiring the Loan from First Interstate; and

WHEREAS, on or around April 9, 2024, Lender commenced a non-judicial foreclosure of the Deed of Trust (the "Foreclosure"); and

WHEREAS, on April 19, 2024, Lender commenced a lawsuit in King County Superior Court, styled *5 Roy SEA1, LLC v. Roystone on Queen Anne LLC*, Case No. 24-2-08686-2 SEA (the "Lawsuit") seeking, among other relief, appointment of a custodial receiver to take possession of the Property and its proceeds and leases pending completion of the Foreclosure; and

WHEREAS, the Company currently has financial obligations to Pavilion and other asserted secured and unsecured creditors, each of whom extended goods and services to the Company in reliance that their claims would be paid. The Company desires to protect its ability to repay these creditors; and



WHEREAS, having considered the interests of the Company and all of its creditors, it is the collective opinion of the Members and the Manager of the Company that, in light of the pending Foreclosure and Lawsuit, it is reasonable and prudent to commence and proceed expeditiously with the filing of a bankruptcy case under Chapter 11 of the Bankruptcy Code, to reorganize the financial affairs of the Company, preserve the Property as an asset of the Company and maximize its value for the benefit of all of the Company's creditors.

NOW, THEREFORE, the undersigned, being the Members and Manager of the Company, unanimously consent to the following action:

RESOLVED, that the Company, acting through the Manager, is hereby authorized and directed to commence and expeditiously proceed with a bankruptcy case under Chapter 11 of the Bankruptcy Code; and it is

FURTHER RESOLVED, that the Company shall employ Bush Kornfeld to represent it in the Chapter 11 proceedings and shall seek to have that employment approved by the Bankruptcy Court as soon as is practicable; and it is

FURTHER RESOLVED, that the Company is hereby authorized to retain such other professionals to represent and assist the Company in connection with the bankruptcy case upon terms that are reasonable and appropriate; and it is

FURTHER RESOLVED, that the Company, acting through the Manager, shall take such steps and execute such further instruments or documents as may be reasonably required in order to effectuate the foregoing resolutions.

*[Signature pages follow]*



These resolutions may be executed in any number of counterparts, each of which shall be an original and all of which, taken together, shall constitute the same instrument. Scanned, facsimile, digital and electronic signatures shall be effective and binding for all purposes. The execution of this resolution shall constitute written waiver of any notice required by applicable law and the respective company documents of the undersigned.

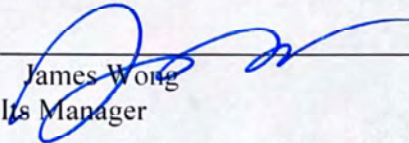
SIGNED this 10th day of June, 2024.

**ROYSTONE ON QUEEN ANNE LLC**  
a Washington limited liability company

By:

Its Manager:

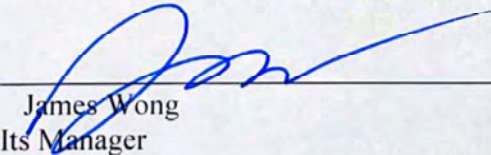
**VIBRANT CITIES, LLC**

  
\_\_\_\_\_  
James Wong  
Its Manager

- and -

Its Members:

**VIBRANT CITIES, LLC**

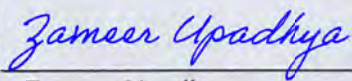
  
\_\_\_\_\_  
James Wong  
Its Manager

**ELV US III, LLC**

By:

Its Manager:

**PPGE ROYSTONE, LLC**

  
\_\_\_\_\_  
Zameer Upadhya  
Its Manager



**Fill in this information to identify the case:**

Debtor name Roystone on Queen Anne LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 12, 2024

**X /s/ James H. Wong**

Signature of individual signing on behalf of debtor

**James H. Wong**

Printed name

**Manager of Vibrant Cities, LLC**

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **Roystone on Queen Anne LLC**  
 United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an  
 amended filing

**Official Form 204**
**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**
**12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Apartment LLC 2563 Collection Center Dr. Chicago, IL 60693	dneqa@costar.com					\$1,689.00
B.E.E. Consulting, LLC 22903 66th Place West Mountlake Terrace, WA 98043	Leanne Lettice  Leanne@bee-engineers.com					\$4,500.00
Comcast Business 9602 S 300 W., Suite B Sandy, UT 84070-3302						\$79.83
Graffiti Busters LLC 4640 Union Bay Place NE Seattle, WA 98105-4027	info@graffitibuster swashington					\$659.18
Guardian Security Systems, Inc 1743 1st Avenue S. Seattle, WA 98134-1403	customercare@guardiansecurity.com					\$117.80
IPP Financial Advisers Pte Ltd 78 Shenton Way #30-01 Singapore 079120	Albert Lam Choong Fei  albert@ippfa.com					\$627,123.29
Parker, Smith & Feek Insurance 2233 112th Avenue NE Bellevue, WA 98004	Elze Yankowski  ecyankowski@psfinc.com					\$1,890.00

Debtor **Roystone on Queen Anne LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Peak Insurance Advisors, LLC P.O. Box 209409 Austin, TX 78720-9280	Whitney.Chan@yardi.com					\$23.26
RentGrow, Inc. 307 Waverley Oaks Road Suite 301 Waltham, MA 02452	information@rentgrow.com					\$48.00
Seattle Dep't of Transp. Street Use Division PO Box 34996 Seattle, WA 98124-4996	684-Road@seattle.gov					\$54,157.00
Seyfarth Shaw LLP 999 Third Avenue, Suite 4700 Seattle, WA 98104-4041	Meghan Douris mdouris@seyfarth.com					\$3,266.00
SparkClean Services LLC 158 SW 148th Street, #1156 Burien, WA 98166-1924	info@sparkclean-services.com					\$4,250.00
Yardi Systems, Inc. 430 S Fairview Avenue Santa Barbara, CA 93117-3637	Annette Biggs annette.biggs@yardi.com					\$42.00
YES Energy Management, Inc. 430 S. Fairview Santa Barbara, CA 93117	annette.biggs@yardi.com					\$402.50



**Fill in this information to identify the case:**Debtor name **Roystone on Queen Anne LLC**United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

<b>1a. Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <b>39,056,543.00</b>
<b>1b. Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <b>376,583.57</b>
<b>1c. Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <b>39,433,126.57</b>

**Part 2: Summary of Liabilities**

<b>2. Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <b>35,078,012.02</b>
<b>3. Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
<b>3a. Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <b>0.00</b>
<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <b>698,247.86</b>
<b>4. Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <b>35,776,259.88</b>

**Fill in this information to identify the case:**Debtor name **Roystone on Queen Anne LLC**United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****2. Cash on hand** **\$0.00****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1.	<b>First Interstate Bank 401 N 31st Street Billings, MT 59101-1200</b>	<b>Business Checking (loan servicing account)</b>	<b>6431</b>	<b>\$107,193.45</b>
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3.2.	<b>JPMorgan Chase Bank, N.A. P.O. Box 182051 Columbus, OH 43218-2051</b>	<b>Business Premier Savings (savings account)</b>	<b>9629</b>	<b>\$0.02</b>
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3.3.	<b>JPMorgan Chase Bank, N.A. P.O. Box 182051 Columbus, OH 43218-2051</b>	<b>Platinum Business Checking (development account)</b>	<b>9789</b>	<b>\$600.45</b>
------	--	---	-------------	-----------------

3.4.	<b>East West Bank 2331 130th Ave. NE, Suite 104 Bellevue, WA 98005</b>	<b>Standard Business Checking (tenant deposit account)</b>	<b>4024</b>	<b>\$60,643.00</b>
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3.5.	<b>East West Bank 2331 130th Ave. NE, Suite 104 Bellevue, WA 98005</b>	<b>Standard Business Checking (operating account)</b>	<b>4685</b>	<b>\$6,418.90</b>
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**4. Other cash equivalents (Identify all)**

Debtor Roystone on Queen Anne LLC  
Name

Case number (If known) \_\_\_\_\_

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$177,619.88**

**Part 2: Deposits and Prepayments**

6. **Does the debtor have any deposits or prepayments?**

- ☐ No. Go to Part 3.  
☒ Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**  
Description, including name of holder of deposit

7.1. **Tenant Security Deposits** **\$60,643.00**

**Bush Kornfeld LLP**  
**601 Union Street, Suite 5000**  
**Seattle, WA 98101**

7.2. **Balance of Retainer** **\$117,898.84**

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**  
Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

**\$178,541.84**

**Part 3: Accounts receivable**

10. **Does the debtor have any accounts receivable?**

- ☐ No. Go to Part 4.  
☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 20,421.85 - 0.00 = .... **\$20,421.85**  
face amount doubtful or uncollectible accounts  
**Tenant Accounts Receivable**

11b. Over 90 days old: 3,816.69 - 3,816.69 = .... **\$0.00**  
face amount doubtful or uncollectible accounts  
**Tenant Accounts Receivable**

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

**\$20,421.85**

**Part 4: Investments**

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.  
☐ Yes Fill in the information below.



Debtor Roystone on Queen Anne LLC  
Name

Case number (If known) \_\_\_\_\_

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.  
☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.  
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Furnishings	\$0.00		Unknown
40.	Office fixtures Light Fixtures	\$0.00		Unknown
41.	Office equipment, including all computer equipment and communication systems equipment and software Appliances	\$0.00		Unknown
	Various Office Equipment	\$0.00		Unknown

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$0.00
--------

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No  
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.  
☐ Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.  
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Debtor Roystone on Queen Anne LLC  
Name

Case number (If known) \_\_\_\_\_

**Description and location of property**

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).

**Nature and extent of debtor's interest in property**

**Net book value of debtor's interest**  
(Where available)

**Valuation method used for current value**

**Current value of debtor's interest**

55.1. **Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.**

**Fee simple**

**N/A**

**Appraisal with owner adjustments**

**\$39,056,543.00**

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

**\$39,056,543.00**

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No  
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No  
☐ Yes

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**

☐ No. Go to Part 11.  
☒ Yes Fill in the information below.

**General description**

**Net book value of debtor's interest**  
(Where available)

**Valuation method used for current value**

**Current value of debtor's interest**

60. **Patents, copyrights, trademarks, and trade secrets**

61. **Internet domain names and websites**

62. **Licenses, franchises, and royalties**

63. **Customer lists, mailing lists, or other compilations  
Tenant list and mailing lists**

**\$0.00**

**Unknown**

64. **Other intangibles, or intellectual property**

65. **Goodwill**

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

**\$0.00**

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?

☒ No  
☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

Debtor Roystone on Queen Anne LLC  
Name

Case number (If known) \_\_\_\_\_

- ☒ No  
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☒ No  
☐ Yes

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.  
☒ Yes Fill in the information below.

Current value of  
debtor's interest

71. **Notes receivable**  
Description (include name of obligor)
72. **Tax refunds and unused net operating losses (NOLs)**  
Description (for example, federal, state, local)
73. **Interests in insurance policies or annuities**
74. **Causes of action against third parties (whether or not a lawsuit has been filed)**  
**Potential legal claims and causes of action against 5 Roy SEA1, LLC, Citymark Capital, and potential other parties arising from alleged breach of a Mutual Nondisclosure Agreement.**

Unknown

Nature of claim      Breach of contract, unjust enrichment, etc.

Amount requested      TBD

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed** *Examples:* Season tickets, country club membership

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No  
☐ Yes



Debtor Roystone on Queen Anne LLC  
Name

Case number (If known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$177,619.88</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$178,541.84</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$20,421.85</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$39,056,543.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$376,583.57</u>	+ 91b. <u>\$39,056,543.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$39,433,126.57</u>

Debtor name **Roystone on Queen Anne LLC**

United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known) \_\_\_\_\_

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<div>Creditor's Name</div> <div><b>600 SW 13th Street, Suite 200 Renton, WA 98057</b></div> <div>Creditor's mailing address</div> <div>Creditor's email address, if known</div> <div>Date debt was incurred <b>8/14/2020</b></div> <div>Last 4 digits of account number</div> <div>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b></div>	<div><b>Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.</b></div> <div>Describe the lien <b>Construction/Materialmen's Lien</b></div> <div>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</div> <div>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</div> <div>As of the petition filing date, the claim is: Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</div>
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<b>2.3</b>	<div><b>Cadman, Inc.</b></div> <div>Creditor's Name</div> <div><b>300 E John Carpenter, #1600 Irving, TX 75062</b></div> <div>Creditor's mailing address</div> <div>Creditor's email address, if known</div> <div>Date debt was incurred <b>12/13/2020</b></div> <div>Last 4 digits of account number</div> <div>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b></div>	<div>Describe debtor's property that is subject to a lien</div> <div><b>Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.</b></div> <div>Describe the lien</div> <div><b>Construction/Materialmen's Lien</b></div> <div>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</div> <div>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</div> <div>As of the petition filing date, the claim is: Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</div>	<div><b>\$19,293.50</b></div> <div><b>\$39,056,543.00</b></div>
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<b>2.4</b>	<div><b>Elk Heights Excavation LLC</b></div> <div>Creditor's Name</div> <div><b>22710 SE Lake Francis Road Maple Valley, WA 98038</b></div> <div>Creditor's mailing address</div> <div>Creditor's email address, if known</div> <div>Date debt was incurred</div>	<div>Describe debtor's property that is subject to a lien</div> <div><b>Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.</b></div> <div>Describe the lien</div> <div><b>Construction/Materialmen's Lien</b></div> <div>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</div> <div>Is anyone else liable on this claim? <input checked="" type="checkbox"/> No</div>	<div><b>\$104,091.87</b></div> <div><b>\$39,056,543.00</b></div>
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Debtor **Roystone on Queen Anne LLC**  
Name

Case number (if known)

**3/17/2020**

Last 4 digits of account number

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**Do multiple creditors have an interest in the same property?**

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**As of the petition filing date, the claim is:**

Check all that apply

☒ Contingent

☒ Unliquidated

☒ Disputed

**2.5 Equity Funding, LLC**

Creditor's Name

**11245 SE 6th Street, Suite 280**

**Bellevue, WA 98004**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**6/22/2023**

Last 4 digits of account number

**Do multiple creditors have an interest in the same property?**

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**\$3,500,000.00**

**\$39,056,543.00**

**Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.**

**Describe the lien**

**Deed of Trust**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.6 KB Glass and Metal**

Creditor's Name

**PO Box 3431  
Redmond, WA 98073**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**3/10/2022**

Last 4 digits of account number

**Do multiple creditors have an interest in the same property?**

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**\$15,612.20**

**\$39,056,543.00**

**Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.**

**Describe the lien**

**Construction/Materialmen's Lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☒ Contingent

☒ Unliquidated

☒ Disputed

**2.7 KB Glass and Metal**

**Describe debtor's property that is subject to a lien**

**\$79,071.25**

**\$39,056,543.00**

Debtor **Roystone on Queen Anne LLC**  
Name

Case number (if known)

Creditor's Name

**114 W Winesap Road  
Bothell, WA 98012**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**8/05/2022**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.**

Describe the lien

**Construction/Materialmen's Lien**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☒ Disputed

2.8

**Pavilion Construction NW, LLC**

Creditor's Name

**15455 Hallmark Dr., Suite 200  
Lake Oswego, OR 97204**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**3/17/2020**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.**

Describe the lien

**Construction/Materialmen's Lien**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**\$746,494.00**

**\$39,056,543.00**

2.9

**Sunset Cement Finishing, Inc.**

Creditor's Name

**P.O. Box 1752  
Sumner, WA 98390-0370**

Creditor's mailing address

Creditor's email address, if known

Describe debtor's property that is subject to a lien

**Real property and improvements thereon located at 5 W Roy Street, Seattle, WA 98119, commonly known as the Roystone Apartments.**

Describe the lien

**Construction/Materialmen's Lien**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

**\$136,931.32**

**\$39,056,543.00**

Name

Date debt was incurred

9/21/2020

Last 4 digits of account number

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☒ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$35,078,012.**  
**02**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

5 Roy SEA1, LLC  
c/o Foster Garvey P.C.  
1111 Third Avenue, Suite 3000  
Seattle, WA 98101-3292

Line 2.1



Fill in this information to identify the case:

Debtor name **Roystone on Queen Anne LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address <b>City of Seattle Dep't of Finance &amp; Admin. Servs. 700 5th Avenue, Suite 4250 PO Box 34214 Seattle, WA 98124-4214</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <b>B&amp;O taxes</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Date or dates debt was incurred  Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address <b>Internal Revenue Service Centralized Insolvency Ops. P.O. Box 7346 Philadelphia, PA 19101-7346</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <b>Federal income taxes</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Date or dates debt was incurred  Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Debtor **Roystone on Queen Anne LLC**  
Name

Case number (if known)

2.3 Priority creditor's name and mailing address  
**King County Treasury Ops.  
King Street Center  
201 S Jackson Street, #710  
Seattle, WA 98104**

As of the petition filing date, the claim is:  
*Check all that apply.*  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

**\$0.00 \$0.00**

Date or dates debt was incurred

Basis for the claim:  
**Personal property taxes**

Last 4 digits of account number

Specify Code subsection of PRIORITY  
unsecured claim: 11 U.S.C. § 507(a) (8)

Is the claim subject to offset?

☒ No  
☐ Yes

2.4 Priority creditor's name and mailing address  
**WA State Dep't of Revenue  
Bankruptcy/Claims Unit  
2101 Fourth Avenue, Suite 1400  
Seattle, WA 98121-2300**

As of the petition filing date, the claim is:  
*Check all that apply.*  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

**\$0.00 \$0.00**

Date or dates debt was incurred

Basis for the claim:  
**State B&O and sales and use taxes**

Last 4 digits of account number

Specify Code subsection of PRIORITY  
unsecured claim: 11 U.S.C. § 507(a) (8)

Is the claim subject to offset?

☒ No  
☐ Yes

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1 Nonpriority creditor's name and mailing address  
**Apartments LLC  
2563 Collection Center Dr.  
Chicago, IL 60693**

Date(s) debt was incurred \_

Last 4 digits of account number \_

As of the petition filing date, the claim is: *Check all that apply.*

☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_

Is the claim subject to offset? ☒ No ☐ Yes

Amount of claim

**\$1,689.00**

3.2 Nonpriority creditor's name and mailing address  
**B.E.E. Consulting, LLC  
22903 66th Place West  
Mountlake Terrace, WA 98043**

Date(s) debt was incurred \_

Last 4 digits of account number \_

As of the petition filing date, the claim is: *Check all that apply.*

☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_

Is the claim subject to offset? ☒ No ☐ Yes

**\$4,500.00**

3.3 Nonpriority creditor's name and mailing address  
**Comcast Business  
9602 S 300 W., Suite B  
Sandy, UT 84070-3302**

Date(s) debt was incurred \_

Last 4 digits of account number **6609**

As of the petition filing date, the claim is: *Check all that apply.*

☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_

Is the claim subject to offset? ☒ No ☐ Yes

**\$79.83**

Debtor **Roystone on Queen Anne LLC**  
Name

Case number (if known)

3.4	<b>Nonpriority creditor's name and mailing address</b> <b>Graffiti Busters LLC</b> <b>4640 Union Bay Place NE</b> <b>Seattle, WA 98105-4027</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$659.18</b>
3.5	<b>Nonpriority creditor's name and mailing address</b> <b>Guardian Security Systems, Inc</b> <b>1743 1st Avenue S.</b> <b>Seattle, WA 98134-1403</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$117.80</b>
3.6	<b>Nonpriority creditor's name and mailing address</b> <b>IPP Financial Advisers Pte Ltd</b> <b>78 Shenton Way #30-01</b> <b>Singapore 079120</b> Date(s) debt was incurred <u>11/12/2021</u> Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$627,123.29</b>
3.7	<b>Nonpriority creditor's name and mailing address</b> <b>Parker, Smith &amp; Feek Insurance</b> <b>2233 112th Avenue NE</b> <b>Bellevue, WA 98004</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$1,890.00</b>
3.8	<b>Nonpriority creditor's name and mailing address</b> <b>Peak Insurance Advisors, LLC</b> <b>P.O. Box 209409</b> <b>Austin, TX 78720-9280</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$23.26</b>
3.9	<b>Nonpriority creditor's name and mailing address</b> <b>Puget Sound Energy, Inc.</b> <b>355 110th Avenue NE #EST-11</b> <b>Bellevue, WA 98004-5862</b> Date(s) debt was incurred ____ Last 4 digits of account number <u>0880</u>	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$0.00</b>
3.10	<b>Nonpriority creditor's name and mailing address</b> <b>RentGrow, Inc.</b> <b>307 Waverley Oaks Road</b> <b>Suite 301</b> <b>Waltham, MA 02452</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$48.00</b>

Debtor **Roystone on Queen Anne LLC**  
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3.11	<b>Nonpriority creditor's name and mailing address</b> <b>Seattle City Light</b> <b>P.O. Box 34023</b> <b>Seattle, WA 98124-4023</b> Date(s) debt was incurred ____ Last 4 digits of account number <b>7800</b>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$0.00</b>
3.12	<b>Nonpriority creditor's name and mailing address</b> <b>Seattle Dep't of Transp.</b> <b>Street Use Division</b> <b>PO Box 34996</b> <b>Seattle, WA 98124-4996</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$54,157.00</b>
3.13	<b>Nonpriority creditor's name and mailing address</b> <b>Seattle Public Utilities</b> <b>P.O. Box 34018</b> <b>Seattle, WA 98124-5177</b> Date(s) debt was incurred ____ Last 4 digits of account number <b>0414</b>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$0.00</b>
3.14	<b>Nonpriority creditor's name and mailing address</b> <b>Seyfarth Shaw LLP</b> <b>999 Third Avenue, Suite 4700</b> <b>Seattle, WA 98104-4041</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$3,266.00</b>
3.15	<b>Nonpriority creditor's name and mailing address</b> <b>SparkClean Services LLC</b> <b>158 SW 148th Street, #1156</b> <b>Burien, WA 98166-1924</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$4,250.00</b>
3.16	<b>Nonpriority creditor's name and mailing address</b> <b>Yardi Systems, Inc.</b> <b>430 S Fairview Avenue</b> <b>Santa Barbara, CA 93117-3637</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$42.00</b>
3.17	<b>Nonpriority creditor's name and mailing address</b> <b>YES Energy Management, Inc.</b> <b>430 S. Fairview</b> <b>Santa Barbara, CA 93117</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$402.50</b>

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

Debtor **Roystone on Queen Anne LLC**  
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If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<b>B.E.E. Consulting, LLC</b> 170 W. Dayton St., Suite 206 Edmonds, WA 98020	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	<b>Comcast Cable Commc'ns Mgmt.</b> One Comcast Center Attn: Legal 1701 JFK Blvd. Philadelphia, PA 19103	Line <u>3.3</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	<b>Parker, Smith &amp; Feek Insurance</b> 430 E Douglas Ave., Suite 400 Wichita, KS 67202-3409	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain _____	—
4.4	<b>Puget Sound Energy, Inc.</b> P.O. Box 91269 Bellevue, WA 98009-9269	Line <u>3.9</u> <input type="checkbox"/> Not listed. Explain _____	—
4.5	<b>RentGrow, Inc.</b> P.O. Box 847851 Boston, MA 02284-7851	Line <u>3.10</u> <input type="checkbox"/> Not listed. Explain _____	—
4.6	<b>Seattle City Light</b> PO Box 35178 Seattle, WA 98124-5178	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain _____	—
4.7	<b>Seattle Public Utilities</b> P.O. Box 35177 Seattle, WA 98124-5177	Line <u>3.13</u> <input type="checkbox"/> Not listed. Explain _____	—
4.8	<b>Seyfarth Shaw LLP</b> 233 S Wacker Dr., Suite 8000 Chicago, IL 60606-6448	Line <u>3.14</u> <input type="checkbox"/> Not listed. Explain _____	—

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b.	+ \$ <u>698,247.86</u>
5c.	\$ <u>698,247.86</u>

**Fill in this information to identify the case:**Debtor name **Roystone on Queen Anne LLC**United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15****Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).*Property***2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest **Multifamily Housing Limited Property Tax Exemption Agreement**

State the term remaining **Indefinite**

List the contract number of any government contract \_\_\_\_\_

**City of Seattle  
Office of Housing  
700 Fifth Avenue, Suite 5700  
Seattle, WA 98124-4725**

2.2. State what the contract or lease is for and the nature of the debtor's interest **Commercial Lease Agreement**

State the term remaining **12/31/2029**

List the contract number of any government contract \_\_\_\_\_

**Jennifer Dawn Singer  
The Uncommon Cottage  
5 West Roy Street  
Seattle, WA 98119**

2.3. State what the contract or lease is for and the nature of the debtor's interest **Property Management Agreement**

State the term remaining **2/01/2025**

List the contract number of any government contract \_\_\_\_\_

**Ori Residential, Inc.  
601 Union Street, Suite 1730  
Seattle, WA 98101-2196**

2.4. State what the contract or lease is for and the nature of the debtor's interest **Public Place Indemnity Agreement**

State the term remaining **Indefinite**

List the contract number of any government contract \_\_\_\_\_

**Seattle Dep't of Transp.  
Street Use Division  
PO Box 34996  
Seattle, WA 98124-4996**



Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interestCommercial Lease Agreement

State the term remaining6/17/2028

List the contract number of any government contract

Seayou Corporation  
21003 66th Avenue S.  
Kent, WA 98032

2.6. State what the contract or lease is for and the nature of the debtor's interestVarious Tenant Apartment Leases

State the term remainingVarying remaining terms

List the contract number of any government contract

Various Tenant Aptmnt. Leases

**Fill in this information to identify the case:**Debtor name **Roystone on Queen Anne LLC**United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206H  
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:***2.1 James Wong****19 Crescent Ky  
Bellevue, WA 98006  
Guarantor****5 Roy SEA1, LLC**☒ D **2.1**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_**2.2 James Wong****19 Crescent Ky  
Bellevue, WA 98006  
Guarantor****Equity Funding, LLC**☒ D **2.5**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_**2.3 Pavilion  
Construction  
NW, LLC****15455 Hallmark Dr., Suite 200  
Lake Oswego, OR 97035  
Construction/Materialmen's Lien****KB Glass and Metal**☒ D **2.6**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_**2.4 Pavilion  
Construction  
NW, LLC****1930 6th Ave. S, Suite 101  
Seattle, WA 98134  
Construction/Materialmen's Lien****KB Glass and Metal**☒ D **2.7**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_**2.5 Pavilion  
Construction  
NW, LLC****15455 Hallmark Dr., Suite 200  
Lake Oswego, OR 97035  
Construction/Materialmen's Lien****Sunset Cement  
Finishing, Inc.**☒ D **2.9**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

Debtor **Roystone on Queen Anne LLC**

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**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.6	<b>Pavilion Construction NW, LLC</b>	<b>15455 Hallmark Dr., Suite 200 Lake Oswego, OR 97035 Construction/Materialmen's Lien</b>	<b>All Wire Electric, Inc.</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.7	<b>Sunset Cement Finishing, Inc.</b>	<b>P.O. Box 1752 Sumner, WA 98390-0370 Construction/Materialmen's Lien</b>	<b>Cadman, Inc.</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.8	<b>Jennifer Dawn Singer</b>	<b>372 Aloha Street Seattle, WA 98109</b>	<b>Jennifer Dawn Singer</b>	<input type="checkbox"/> D _____ <input type="checkbox"/> E/F _____ <input checked="" type="checkbox"/> G <u>2.2</u>
-----	---------------------------------	---	-----------------------------	--

2.9	<b>Weibin Li</b>	<b>16039 SE 144th Street Renton, WA 98059</b>	<b>SeaYou Corporation</b>	<input type="checkbox"/> D _____ <input type="checkbox"/> E/F _____ <input checked="" type="checkbox"/> G <u>2.5</u>
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**United States Bankruptcy Court  
Western District of Washington**

In re Roystone on Queen Anne LLC

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11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>ELV US III, LLC</b> 2800 Post Oak Blvd. Suite 4100 Houston, TX 77056	<b>Member</b>	<b>50%</b>	<b>Membership Interest</b>
<b>Vibrant Cities, LLC</b> 606 Maynard Ave. S, Suite 251 Seattle, WA 98104-2958	<b>Member</b>	<b>50%</b>	<b>Membership Interest</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Manager of Vibrant Cities, LLC** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date June 12, 2024

Signature /s/ James H. Wong  
James H. Wong

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court  
Western District of Washington**

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**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Manager of Vibrant Cities, LLC of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **June 12, 2024**

**/s/ James H. Wong**

**James H. Wong/Manager of Vibrant Cities, LLC**

Signer/Title

US ATTORNEY  
ATTN BANKRUPTCY ASSISTANT  
700 STEWART ST #5220  
SEATTLE, WA 98101-4438

INTERNAL REVENUE SVC (PHIL)  
CENTRALIZED INSOL OPERATIONS  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

US TREASURY  
SECRETARY OF THE TREASURY  
1500 PENNSYLVANIA AVE NW  
WASHINGTON, DC 20220

WA DEPT OF REV-SEA  
BANKRUPTCY/CLAIMS UNIT  
2101 4TH AVE #1400  
SEATTLE, WA 98121-2300

WA DEPT OF L&I-OLY  
COLLECTIONS  
PO BOX 44171  
OLYMPIA, WA 98504-4171

WA DEPT OF EMP SEC-OLY  
UI TAX ADMIN  
PO BOX 9046  
OLYMPIA, WA 98507-9046

WA ATTORNEY GENERAL  
BANKRUPTCY & COLLECTIONS UNIT  
800 5TH AVE #2000  
SEATTLE, WA 98104

RICHARD B. KEETON  
BUSH KORNFELD LLP  
601 UNION ST., SUITE 5000  
SEATTLE, WA 98101-2373

ROYSTONE ON QUEEN ANNE LLC  
606 MAYNARD AVENUE S, SUITE 251  
SEATTLE, WA 98104-2958



UNITED STATES OF AMERICA  
INTERNAL REVENUE SERVICE  
915 SECOND AVE.  
SEATTLE, WA 98174

ATTORNEY GENERAL OF THE  
UNITED STATES  
US DEPARTMENT OF JUSTICE  
950 PENNSYLVANIA AVE. NW  
WASHINGTON, DC 20530-0001

U.S. SMALL BUSINESS ADMIN.  
510 L STREET  
ROOM 310  
ANCHORAGE, AK 99501

U.S. SMALL BUSINESS ADMIN  
LEGAL DEPT.  
2401 FOURTH AVE. #400  
SEATTLE, WA 98121

5 ROY SEA1, LLC  
1375 E 9TH STREET, SUITE 2880  
CLEVELAND, OH 44114-1787

5 ROY SEA1, LLC  
C/O FOSTER GARVEY P.C.  
1111 THIRD AVENUE, SUITE 3000  
SEATTLE, WA 98101-3292

ALL WIRE ELECTRIC, INC.  
600 SW 13TH STREET, SUITE 200  
RENTON, WA 98057

APARTMENTS LLC  
2563 COLLECTION CENTER DR.  
CHICAGO, IL 60693

B.E.E. CONSULTING, LLC  
22903 66TH PLACE WEST  
MOUNTLAKE TERRACE, WA 98043

B.E.E. CONSULTING, LLC  
170 W. DAYTON ST., SUITE 206  
EDMONDS, WA 98020

CADMAN, INC.  
300 E JOHN CARPENTER, #1600  
IRVING, TX 75062

CINCINNATI INSURANCE COMPANY  
P.O. BOX 145496  
CINCINNATI, OH 45250-5496

CITY OF SEATTLE  
OFFICE OF HOUSING  
700 FIFTH AVENUE, SUITE 5700  
SEATTLE, WA 98124-4725

CITY OF SEATTLE DEP'T OF  
FINANCE & ADMIN. SERVS.  
700 5TH AVENUE, SUITE 4250  
PO BOX 34214  
SEATTLE, WA 98124-4214

COMCAST BUSINESS  
9602 S 300 W., SUITE B  
SANDY, UT 84070-3302

COMCAST CABLE COMM'NS MGMT.  
ONE COMCAST CENTER  
ATTN: LEGAL  
1701 JFK BLVD.  
PHILADELPHIA, PA 19103

EAST WEST BANK  
2331 130TH AVE. NE, SUITE 104  
BELLEVUE, WA 98005

EAST WEST BANK  
135 N LOS ROBLES AVE., FLOOR 7  
PASADENA, CA 91101-4525

ELK HEIGHTS EXCAVATION LLC  
22710 SE LAKE FRANCIS ROAD  
MAPLE VALLEY, WA 98038

EQUITY FUNDING, LLC  
11245 SE 6TH STREET, SUITE 280  
BELLEVUE, WA 98004

FIRST INTERSTATE BANK  
401 N 31ST STREET  
BILLINGS, MT 59101-1200

FIRST INTERSTATE BANK  
P.O. BOX 241826  
OMAHA, NE 68124

GRAFFITI BUSTERS LLC  
4640 UNION BAY PLACE NE  
SEATTLE, WA 98105-4027

GUARDIAN SECURITY SYSTEMS, INC  
1743 1ST AVENUE S.  
SEATTLE, WA 98134-1403

INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPS.  
P.O. BOX 7346  
PHILADELPHIA, PA 19101-7346

JAMES WONG  
19 CRESCENT KY  
BELLEVUE, WA 98006

JENNIFER DAWN SINGER  
THE UNCOMMON COTTAGE  
5 WEST ROY STREET  
SEATTLE, WA 98119

JENNIFER DAWN SINGER  
372 ALOHA STREET  
SEATTLE, WA 98109

JPMORGAN CHASE BANK, N.A.  
P.O. BOX 182051  
COLUMBUS, OH 43218-2051

JPMORGAN CHASE BANK, N.A.  
383 MADISON AVENUE  
NEW YORK, NY 10179

KB GLASS AND METAL  
PO BOX 3431  
REDMOND, WA 98073

KB GLASS AND METAL  
114 W WINESAP ROAD  
BOTHELL, WA 98012

KING COUNTY TREASURY OPS.  
KING STREET CENTER  
201 S JACKSON STREET, #710  
SEATTLE, WA 98104

ORI RESIDENTIAL, INC.  
601 UNION STREET, SUITE 1730  
SEATTLE, WA 98101-2196

PARKER, SMITH & FEEK INSURANCE  
2233 112TH AVENUE NE  
BELLEVUE, WA 98004

PARKER, SMITH & FEEK INSURANCE  
430 E DOUGLAS AVE., SUITE 400  
WICHITA, KS 67202-3409

PAVILION CONSTRUCTION NW, LLC  
15455 HALLMARK DR., SUITE 200  
LAKE OSWEGO, OR 97204

PAVILION CONSTRUCTION NW, LLC  
15455 HALLMARK DR., SUITE 200  
LAKE OSWEGO, OR 97035

PAVILION CONSTRUCTION NW, LLC  
1930 6TH AVE. S, SUITE 101  
SEATTLE, WA 98134

PEAK INSURANCE ADVISORS, LLC  
P.O. BOX 209409  
AUSTIN, TX 78720-9280

PROPEL INSURANCE  
1201 PACIFIC AVE., SUITE 1000  
TACOMA, WA 98402-4321

PUGET SOUND ENERGY, INC.  
355 110TH AVENUE NE #EST-11  
BELLEVUE, WA 98004-5862

PUGET SOUND ENERGY, INC.  
P.O. BOX 91269  
BELLEVUE, WA 98009-9269

RENTGROW, INC.  
307 WAVERLEY OAKS ROAD  
SUITE 301  
WALTHAM, MA 02452

RENTGROW, INC.  
P.O. BOX 847851  
BOSTON, MA 02284-7851

SEATTLE CITY LIGHT  
P.O. BOX 34023  
SEATTLE, WA 98124-4023

SEATTLE CITY LIGHT  
PO BOX 35178  
SEATTLE, WA 98124-5178

SEATTLE DEP'T OF TRANSP.  
STREET USE DIVISION  
PO BOX 34996  
SEATTLE, WA 98124-4996

SEATTLE PUBLIC UTILITIES  
P.O. BOX 34018  
SEATTLE, WA 98124-5177

SEATTLE PUBLIC UTILITIES  
P.O. BOX 35177  
SEATTLE, WA 98124-5177

SEAYOU CORPORATION  
21003 66TH AVENUE S.  
KENT, WA 98032

SECURITIES & EXCHANGE COMM'N  
OFFICE OF REORGANIZATION  
444 S FLOWER STREET, SUITE 900  
LOS ANGELES, CA 90071

SEYFARTH SHAW LLP  
999 THIRD AVENUE, SUITE 4700  
SEATTLE, WA 98104-4041

SEYFARTH SHAW LLP  
233 S WACKER DR., SUITE 8000  
CHICAGO, IL 60606-6448

SPARKCLEAN SERVICES LLC  
158 SW 148TH STREET, #1156  
BURIEN, WA 98166-1924

SUNSET CEMENT FINISHING, INC.  
P.O. BOX 1752  
SUMNER, WA 98390-0370

WA STATE DEP'T OF REVENUE  
BANKRUPTCY/CLAIMS UNIT  
2101 FOURTH AVENUE, SUITE 1400  
SEATTLE, WA 98121-2300

WEIBIN LI  
16039 SE 144TH STREET  
RENTON, WA 98059

YARDI SYSTEMS, INC.  
430 S FAIRVIEW AVENUE  
SANTA BARBARA, CA 93117-3637

YES ENERGY MANAGEMENT, INC.  
430 S. FAIRVIEW  
SANTA BARBARA, CA 93117



**United States Bankruptcy Court  
Western District of Washington**

In re **Roystone on Queen Anne LLC**

Debtor(s)

Case No.

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**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Roystone on Queen Anne LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**ELV US III, LLC**  
**2800 Post Oak Blvd.**  
**Suite 4100**  
**Houston, TX 77056**

**Vibrant Cities, LLC**  
**606 Maynard Ave. S, Suite 251**  
**Seattle, WA 98104-2958**

☐ None [*Check if applicable*]

**June 12, 2024**

Date

**/s/ Richard B. Keeton**

**Richard B. Keeton**

Signature of Attorney or Litigant

Counsel for **Roystone on Queen Anne LLC**

**Bush Kornfeld LLP**

**601 Union St., Suite 5000**

**Seattle, WA 98101-2373**

**206-292-2110 Fax: 206-292-2104**

**rkeeton@bskd.com**